



## REPORT FOR ACTION

### Expropriation of 30 Newbridge Road and 36 North Queen Street

**Date:** February 17, 2017  
**To:** Government Management Committee  
**From:** Chief Corporate Officer  
**Wards:** Ward 5 - Etobicoke-Lakeshore

#### SUMMARY

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The purpose of this report is to seek authority from City Council to commence expropriation proceedings, if necessary, for 30 Newbridge Road and 36 North Queen Street to complete the Toronto Transit Commission's (the "TTC") Line 2 Modernization Plan. The Plan will accommodate future service levels by increasing the storage and maintenance capacity of its existing facilities for the foreseeable future.

#### RECOMMENDATIONS

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**The Chief Corporate Officer recommends that:**

1. City Council authorize the Director of Real Estate Services to continue negotiations for the acquisition of the property interests listed in Appendix "A" and shown on the maps attached as Appendix "B" (collectively, the "Lands"), and grant authority to initiate the expropriation process for the Lands if the Director of Real Estate Services deems it necessary or appropriate to proceed in that manner.
2. City Council grant authority to serve and publish Notices of Application for Approval to Expropriate the Property, to forward to the Chief Inquiry Officer any requests for hearing that are received, to attend the hearing to present the City's position and to report the Inquiry Officer's recommendations to City Council for its consideration.

#### FINANCIAL IMPACT

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The costs to serve and publish the required Notices of Application for Approval to Expropriate, together with any costs related to attendance at the Hearing of Necessity, if any, will be funded from the 2017 Recommended Capital Budget for the Toronto Transit Commission, under account CTT110.

Prior to expropriation, a subsequent detailed report will be submitted to Committee and Council that will identify the funding for the market value of the Lands, as well as disturbance costs (if any), interest, land transfer tax costs, and all other associated costs stipulated under the Expropriations Act.

The Deputy City Manager & Chief Financial Officer has reviewed this report and agrees with the financial impact information.

## **DECISION HISTORY**

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At its meeting held on December 22, 2016, the TTC Board considered and adopted the recommendations within a report titled "Line 2 Modernization Plan - Property Acquisition". The report contained the recommendations to request City of Toronto (Real Estate Services) staff to negotiate the acquisition of the necessary property interests with the impacted property owner and initiate expropriation proceedings concurrently with the negotiation process given the time sensitivity of the matter.

## **COMMENTS**

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TTC will outgrow its subway storage and maintenance capacity in the next 10-15 years. Current projects aimed at increasing storage capacity within the existing subway yards will accommodate the current fleet of subway vehicles over the short term only. The forecasted subway service levels will increase the fleet of subway vehicles which will exceed the current subway vehicle storage and maintenance capacity of existing TTC facilities in the medium and long terms. In order to accommodate these future service levels, the TTC needs to strategically pursue and acquire properties for additional capacity.

Staff have carried out a search of suitable properties that could accommodate the rail storage functions related to the Line 2 Modernization Project. The results indicated that other than the subject Lands, there are no other suitable properties that meet TTC's area requirements that are located within a close proximity to Line 2.

The City's acquisition of the Lands would present an opportunity for the TTC to consolidate the planned capital infrastructure improvements and would be a key strategic element in the modernization of Line 2.

Additional benefits related to the acquisition of the Lands include a significant reduction in "dead-heading" mileage (moving trains in and out of service), additional maintenance window time on Line 2 of the subway system, an opportunity to plan for storage requirements related to future expansion projects, the potential for separate storage for an increasing non-revenue "work car" fleet and to mitigate ATC Headway output restrictions for fleeting service from the existing Greenwood Yard.

Additional lands will be required (located to the north of the subject properties) to complete the proposed new TTC service yard. These additional lands will be required to facilitate the connection between TTC's Line 2 and the proposed new TTC service yard. The acquisition of these additional lands will be addressed in a future staff report.

## **CONTACT**

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## **SIGNATURE**

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Josie Scioli  
Chief Corporate Officer

## **ATTACHMENTS**

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Appendix "A" – Required Property Interests  
Appendix "B" – Location Map

## Appendix "A"

### Required Property Interests

Municipal Address	Property Interests	Approx. Area
30 Newbridge Road	All right, title and interest in those lands legally described in PIN: 07549-0055 in the Land Registry Office of Toronto (No. 66) in Land Titles Division.	24 acres
36 North Queen Street	All right, title and interest in those lands legally described in PIN: 07549-0113 in the Land Registry Office of Toronto (No. 66) in Land Titles Division.	49 acres

## Appendix "B"

### Location Map - 30 Newbridge Road and 36 North Queen Street

